

34-46 10th Street, LIC, NY 11106

Rent, Expense & Upside Summary

Occupancy Overview

Space	Status
1st Floor	Leased
2nd and 3rd Floors	Leased

Current Lease & Rent Schedule

Monthly Rent	Annual Rent
Apt 3 R - \$1625.81 *1 bedroom	\$19,509.72
Apt 3 F - \$2100.00 *1 bedroom	\$25,200
Apt 2 - \$2484.00 *3 bedroom	\$29,808
Apt 1 - \$1701.85 * studio	\$20,422.20
Garage & Parking space	\$9,000
Total Income	\$103,939.92

Landlord Annual Operating Expenses

Expense Category	Annual Amount
Real Estate Taxes	\$15,453.72
Insurance	\$2742
Water & Sewer	\$1843
Gas & Electric (tenants pay heat, owner pays hot water)	\$2714 + \$626
Total Expenses	\$23,378.72

34-48 10th Street, LIC, NY 11106

Rent, Expense & Upside Summary

Space	Status
1st Floor	Leased
2nd and 3rd Floors	Leased

Current Lease & Rent Schedule

Monthly Rent	Annual Rent
Apt 3 R - \$2000 *1 bedroom	\$24,000
Apt 3 F - \$1700 *1 bedroom	\$20,400
Apt 2 - \$2600 *3 bedroom	\$31,200
Apt 1 - \$2000 * studio	\$24,000
Garage & Parking Space	\$9,000
Total Income	\$108,600

Landlord Annual Operating Expenses

Expense Category	Annual Amount
Real Estate Taxes	\$15,453.72
Insurance	\$2742
Water & Sewer	\$5156
Gas & Electric (tenants pay heat, owner pays hot water)	\$3538 + \$907
Total Expenses	\$27,796,72

34 - 50 10th Street, LIC, NY 11106

Rent, Expense & Upside Summary

Space	Status
1st Floor	Leased
2nd and 3rd Floors	Leased

Current Lease & Rent Schedule

Monthly Rent	Annual Rent
Apt 3 R - \$1900 *1 bedroom	\$22,800
Apt 3 F - \$2300 *1 bedroom	\$27,600
Apt 2 - \$3300 *3 bedroom	\$39,600
Apt 1 - \$1750 * studio	\$21,000
Garage & Parking Space	\$1,800 (currently garage owner occupied)
Total Income	\$112,800

Landlord Annual Operating Expenses

Expense Category	Annual Amount
Real Estate Taxes	\$15,450.73
Insurance	\$2742
Water & Sewer	\$1577
Gas & Electric (tenants pay heat, owner pays hot water)	\$2309 + \$593
Total Expenses	\$22,671.73

Additional Income
(Garages & Parking Spaces)

Each Property Has a Two Car Garage & One Outdoor Parking Space

34-50 10th St. - Garage Currently Owner Occupied - Outdoor Parking \$150
= \$1800/year currently

34-48 10 St. - \$300 each indoor garage space (total \$600) - Outdoor
Parking \$150 = \$9000/year

34-46 10 St. - \$300 each indoor garage space (total \$600) - Outdoor
Parking \$150 = \$9000/year